

TERRAMIGA | FICTIONAL DEMONSTRATION

Dryland Sherman Range [Demo]

Sherman County, Texas | 480.00 acres | Illustrative price \$885,000

NOT AN ACTUAL OFFERING

On 480 acres in Sherman County, the focus is flat shortgrass prairie with a broad horizon and dry native grass. The silver-roofed equipment shed and small steel pen give an owner a useful starting point without a residence to maintain. A caliche entrance lane and low wire fencing are in place. The ground is open and treeless, with the amount of grazing work guided by forage condition and a water plan.

LAND AND IMPROVEMENTS

Flat native shortgrass; a galvanized equipment shed; simple steel cattle pens and low wire fencing

One weathered galvanized metal equipment shed with a silver gabled roof, a small steel cattle pen, low wire fencing and a caliche entrance lane. No house.

WATER

No developed water supply or surface water.

BUYER FIT

A buyer looking for a mix of grazing and recreation land who wants to plan ownership around the existing features.

PROPERTY REVIEW

Review recorded access, road maintenance, water options and existing agreements. Walk the land and inspect the listed improvements before planning a change in use.

All photographs supplied for this demo are generated illustrations, not photographs of an actual listed property.